

PLANNING AND ZONING
May 21, 2014

The Planning and Zoning Commission of the Town of Trumbull met for a regularly scheduled meeting on Wednesday, May 21, 2014 in the Council Chambers of the Trumbull Town Hall.

Members Present: Anthony Chory, Chairman
Richard C. Deecken, Vice-Chairman; Tony Silber, Secretary
Fred Garrity, David W. Preusch and alternate Don Scinto

Also Present: Vincent Marino, Town Attorney
Jamie Brätt, Director of Planning and Development
Bill Maurer P.E., Engineering Department

The following is a brief summary of the meeting. A complete record is on tape, on file, in the office of the Planning and Zoning Commission located in the Trumbull Town Hall.

PUBLIC HEARING

The public hearing began with a request to move the agenda to hear application #14-17 out of order.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber), to move the agenda to hear Application #14-17 out of order.

Special Permit

Application #14-17 – CR Architecture, Agent for LensCrafters
5065 Main Street (Westfield Shopping Mall)

Pursuant to Art. II, Sec. 3.1.7 and Art. XIII to erect internally lit 19.8 sq. ft. identification wall sign and modify external building façade.

John Seta of CR Architecture came forward. The proposal was to remodel the stucco building façade with steel paneling and replace the existing LensCrafters signage with an updated version. The submitted plans indicated the proposed construction to be on the exterior wall in the rear of the mall. The signage will continue to be internally lit and remain approximately the same size as what is existing. Upon inquiry, Mr. Seta indicated that lighting would be on a timer and shut off at 11:00 p.m.

Subdivision

Application #14-06 – Mary Grace Mandanici and John Mandanici, Jr.

4 Lot Subdivision Plan Prepared for McGrath Meadows, dated October 29, 2007 with street address of 254 Shelton Road. HEARING CONTINUED FROM APRIL 16, 2014.

The Town Planner recommended that the Public Hearing be continued pending the results of the requested traffic study, which is now in progress.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to continue Application #14-06 until the next regularly scheduled meeting (June 18, 2014).

Special Permit

Application #14-12 – Donna and Joseph Szathowski
546 White Plains Road

Pursuant to Art. II, Sec. 2.1.3 and Art. XIII Special Permit to establish, within the footprint of an existing structure a professional office, approximately 265 sq. ft. in size, with associated parking and a 2'x3' identification ground sign mounted on post.

Attorney James Cordone conducted the presentation on behalf of the applicant. The required certificate of mailings, along with a written presentation, was distributed and submitted for the record.

The property is located, on a corner lot, in a POOZ zone, which allows for the establishment of professional offices. The submitted plans indicated no anticipated changes to the existing footprint. The proposed office signage was shown as being located on the front lawn and designed to blend in with this residential area.

A lengthy discussion ensued regarding the proposed parking plan. There were concerns as to whether the proposed number of spaces could accommodate both the office and the residential aspect, which includes an accessory apartment. It was also noted that the proposed side yard parking location was set closer to the side street (Twitchgrass Rd.) than the dwelling, in prohibition of the regulations. Attorney Cordone advised that in order to comply with the regulations the parking area would need to be re-located to the rear, which would adversely impact the residential character of the neighborhood.

The Town Planner and the Attorney Marino indicated that regulation language, pertaining to rear yards, could be interpreted that the proposed parking area was essentially within the rear lot. Ms. Brätt was asked to provide clarification as to the definition of a rear lot. Data, along with an analysis, as to the impact of rear yard versus side yard parking was also requested.

It was agreed that there were too many vague aspects regarding the parking issue and that a professionally designed parking plan with associated landscaping will be required. Attorney Cordone advised that the applicant has agreed to continue the public hearing to allow for the submission of the requested designs.

Letters in opposition submitted by Oliver and Jennifer Sommer, 9 Twitchgrass Road and David and Christine Yankkura of 6 Twitchgrass Road were then read for the record.

MOTION MADE (Garrity), seconded (Preusch) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to continue the public hearing for Application #14-06 to the next regularly scheduled meeting (June 18, 2014).

Application #14-13 – Eldorado Holdings, LLC
100 Technology Drive

Pursuant to Art. II, Sec. 4.2.7 and Art. XIII Special Permit to install a 30 sq. ft. identification wall sign with external illumination.

Joseph Goldman of Eldorado Holdings, LLC and Thad Eidman of Corserva were the presenters.

The purpose of the proposed signage was to identify the building as being occupied by Corserva, an IT services company, which has recently established their headquarters at this location. Mr. Goldman described the signage as being non-intrusive and important from a business awareness standpoint.

The Town Planner concurred that the proposed signage conforms to zoning requirements.

Application #14-14 – 35 Nutmeg Drive, LLC
35 Nutmeg Drive

Pursuant to Art. II, Sec. 4.3.4 and 4.3.6 Special Permit to construct a one-story 21,000 sq. ft. industrial/office building with associated parking, site improvements and substantial modifications to the existing office building footprint.

Presenters for this application were Attorney Mario Coppola, Robert D. Scinto, 35 Nutmeg Drive, LLC, Patrick Rose, project engineer and Bill Kenny landscape architect.

The site area is 19.5 acres in size and located in an I-L3 (Light Industrial) zone. In addition to the proposed new structure, the applicant proposes extensive renovations to the existing 284,740 sq. ft. building located on the site.

Mr. Scinto advised that, to make the property more marketable, the intent was to separate the existing structure into two standalone buildings for multiple tenant use. Reflective glass walls would be applied to the facades facing the proposed landscaped courtyard between the newly separated two structures.

Extensive landscaping improvements are being proposed. Mr. Kenny informed that, based on comments from the Town Tree Warden, a revised landscape plan was submitted and has received conceptual approval from Warren Jacques. Several Commissioners took issue with the Tree Warden's recommendation to eliminate the proposed landscaped islands, which they believed would significantly enhance the site area.

Patrick Rose submitted and reviewed the revised site plan, which was redrawn to satisfy the recommendations of the Town Engineer. The Commission was advised that all parking requirements have been complied with.

The Town Planner provided a summary of her staff report. She requested that, if approved, the lighting fixtures on the new building be dark sky compliant and that the rooftop equipment be shielded from view. The applicant's representative indicated agreement to these requests. Upon inquiry, Ms. Brätt confirmed that the proposed number of parking spaces meet with zoning requirements.

The staff report noted that signage is not a part of this application and that any proposed signage will require a separate Special Permit approval from this Board.

Bill Maurer advised that engineering plans have been approved on a conceptual basis. The Town Engineer's requirements for approval were noted for the record, which the applicant also indicated agreement to.

A letter submitted, in favor, by Edward Lavernoich, Economic & Community Development Director for the Town was placed into the record.

Application #14-15 – SV 140 Monroe Tpk., LLC
140 Monroe Turnpike

Pursuant to Art. II, Sec. 4.2.7 and Art. VIII Special Permit to install an 8'x6'2" externally lit tenant identification ground sign.

The property owner, Vaman Kidambi, came forward and submitted a written narrative. The illustrations of the proposed identification signage were reviewed. Mr. Kidambi described the signage as a free standing monument sign mounted on posts located 20 feet from the front property line. The sign will be externally illuminated by two flood lights directed at the sign face.

The Town Planner confirmed that, as the required size variances have been approved by ZBA, the proposed signage meets with zoning requirements and conforms to accepted signs within the area.

Public Comment

Dr. Ellen Karandisecy, a building tenant, spoke in favor.

Application #14-16 – Cellco Partnership d/b/a Verizon Wireless
Parcel 53, Merrimac Drive

Pursuant to Art. XII Special Permit to install 3 additional antennas, with associated equipment to existing wireless telecommunications facility.

Attorney Kenneth Baldwin, of the law firm of Robinson & Cole, represented the applicant.

The existing wireless facility currently consists of twelve antennas (three sections of four antennas each), mounted on the on-site water tank. In an effort to improve the quality of wireless services in the area, the applicant intends to install three additional antennas (one antenna per sector) with a remote radio head behind each. Attorney Baldwin indicated that the new equipment will be painted to match the water tank. Upon inquiry, he informed that the antennas will be mounted so as not to exceed the height of those existing.

Letters submitted by Richard Rondano, 19 Hills Point Road and Paul B. Schuerlein of 15 Hillspoint Road were read for the record. Assurances were asked for that the project would adhere to the consent judgment related to the original 2007 Special Permit granted for this facility.

Attorney Baldwin advised that the project complies fully with that judgment but noted that the property itself is owned and maintained by the Aquarian Water Company. The Town Attorney agreed to look over the settlement to insure that all aspects of this application are in compliance.

This concluded the Public Hearing.

REGULAR MEETING

Request for Extension of Time to Start Construction

Application #11-14 – ABM Brothers
6540 Main Street

The request for a nine year extension was presented by David S. Bjorklund of Spath-Bjorklund Associates. Mr. Bjorklund advised that the requested nine year leeway was consistent with recently approved legislation by the State of Connecticut.

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to approve a nine year extension of time, to July 11, 2020, for the start of construction on Special Permit #11-14.

Pending Applications

Application #14-13 – Eldorado Holdings, LLC
100 Technology Drive

MOTION MADE (Deecken), seconded (Garrity) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to approve Application #14-13, as presented and plans submitted.

Signage conforms to zoning requirements.

Application #14-14 – 35 Nutmeg Drive, LLC
35 Nutmeg Drive

MOTION MADE (Garrity), seconded (Silber) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber), to approve Application #14-14 SUBJECT TO THE FOLLOWING SPECIFIC CONDITIONS.

1. To enhance the parking area, a landscaped island with sidewalk or multiple landscaped islands shall be added to the parking lot. The applicant shall consult with staff and the Tree Warden, as to the type of design that should be applied.
2. New light fixtures to be dark sky compliant.
3. All rooftop equipment, on the proposed new building, to be shielded from view.
4. Applicant to conform to the recommendations for approval, as submitted by the Town Engineer.

From a planning perspective, the project was deemed as being beneficial to the Town of Trumbull.

Application #14-14 – SV 140 Monroe Tpk.
140 Monroe Turnpike

MOTION MADE (Deecken), seconded (Garrity) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber), to approve Application #14-14, as presented and plans submitted.

The approved variances bring the proposed signage into compliance.

Application #14-16 – Cellco Partnership d/b/a Verizon Wireless
Parcel 53 Merrimac Drive

MOTION MADE (Garrity), seconded (Silber) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to approve Application #14-16 SUBJECT TO THE FOLLOWING SPECIFIC CONDITION.

1. Town Attorney to confirm that proposal complies with settlement adjudicated for Application #07-68.

Application #14-17 – CR Architecture, Agent for LensCrafters
5065 Main Street (Westfield Shopping Park)

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to approve Application #14-17, as presented and plans submitted.

Proposal conforms to zoning standards with no negative impact being indicated.

**Request for Temporary Outdoor
Sale of Merchandise**

Home Depot
90 Monroe Turnpike

Shawn Quinn came forward representing Home Depot. The rug tent events will be held in the parking lot and advertised with temporary signage. The scheduled event dates were indicated, as follows:

2014
June 6, 2014 – July 17, 2014
September 18, 2014 – November 6, 2014

2015
June 5, 2015 – July 16, 2015
September 11, 2015 – November 5, 2015

2016
June 3, 2016 – November 4, 2016
September 16, 2016 – November 4, 2016

MOTION MADE (Garrity), seconded (Deecken) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber), to approve proposed time frame for the temporary outdoor tent rug sales, as presented.

Westfield Shopping Center
5065 Main Street

A three year outdoor event schedule was presented by Adam Eichberg of Westfield Shopping Center. The paperwork submitted included the potential locations around the mall property.

Scheduled outdoor events were as follows: Adidas America Inc. – June 6-17, 2014
August 11-19, 2014

TNT Fireworks - June 20 – July 10, 2014

A list of possible potential events with approximate duration was also included.

Upon discussion and review the following motion was made.

MOTION MADE (Garrity), seconded (Preusch) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to approve the proposed temporary outdoor sales events, as follows.

1. The specific events scheduled for Adidas America Inc. and TNT Fireworks are approved subject to the time frame and locations specified.
2. Time frame of approval for unspecified listed events shall be May – December 2014.
3. Any changes to the approved time frames or proposed locations to be re-submitted for review by staff and/or the Planning and Zoning Commission.

Request for Extension of Time for Temporary Signage

140 Monroe Turnpike.

A letter of request from Ellen Karandisecky D.D.S was read. Dr. Karandisecky maintains a dental practice at 140 Monroe Turnpike and seeks permission to extend existing temporary signage to August 22nd. It was noted that approval for permanent signage was received tonight through Application #14-14.

MOTION MADE (Garrity), seconded (Silber) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber); to permit temporary signage at 140 Monroe Turnpike to August 22, 2014 or until the placement of permanent signage, whichever comes sooner.

Acceptance of Minutes

MOTION MADE (Deecken), seconded (Preusch) and unanimously carried (Chory, Deecken, Garrity, Preusch, Silber) to accept the minutes of the April 16, 2014 regular meeting, as presented.

There being no further business to discuss, a motion was made by Commissioner Deecken and seconded by Commissioner Preusch to adjourn.

The May 21, 2014 meeting of the Planning and Zoning Commission adjourned at 10:20 p.m. with unanimous consent.

The next regularly scheduled meeting of the Planning and Zoning Commission will be held on Wednesday, June 18, 2014 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Clerk

